

RENTON CITY COUNCIL
Regular Meeting

December 11, 2006
Monday, 7 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF
COUNCILMEMBERS**

RANDY CORMAN, Council President; DON PERSSON; MARCIE PALMER; TERRI BRIERE; DENIS LAW; DAN CLAWSON; TONI NELSON.

**CITY STAFF IN
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; JILL DING, Senior Planner; MICHAEL BAILEY, Finance and Information Services Administrator; ALEX PIETSCH, Economic Development Administrator; REBECCA LIND, Planning Manager; DON ERICKSON, Senior Planner; TERRY HIGASHIYAMA, Community Services Administrator; MARTY WINE, Assistant CAO; CHIEF I. DAVID DANIELS, Fire Department; COMMANDER KENT CURRY, Police Department.

PUBLIC HEARINGS

Development Services: Boeing
Subdistrict 1B Planned Action

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider designating a Planned Action for Sub-District 1-B of the Boeing Plant Property, an approximately 51-acre parcel bounded by Logan Ave. N. on the west, Garden Ave. N. on the east, N. 8th St. on the north, and N. 6th St. on the south.

Senior Planner Jill Ding reviewed the project history as follows:

- October 2003 - Environmental Impact Statement (EIS) completed.
- December 2003 - Comprehensive Plan amendment completed.
- December 2003 - City and Boeing established a development agreement.
- November 2005 - Conceptual plan for redevelopment approved.

Ms. Ding stated that the parcel can be divided into two major components. The northern 21.2 acres, which Harvest Partners has a right of first offer to purchase, is known as the ROFO area. The remaining southern 29.5 acres is referred to as the Boeing remainder. She explained that development of the ROFO area would likely include a large format retailer at the intersection of Logan Ave. N. and N. 8th St. Additionally, small and medium format supporting retail shops are envisioned along both sides of Park Ave. N.

Regarding the Boeing remainder area, Ms. Ding indicated that Boeing will continue to utilize four existing office buildings and three parking garages. She noted that near term changes are not proposed for these buildings. Ms. Ding pointed out that approximately 12.85 acres interspersed between the office buildings have been identified for potential redevelopment. Potential redevelopment may include multi-family residential, medium and small format retail shops, and office or lab buildings.

She concluded that the Planned Action legislation, combined with the approved 2003 EIS and development agreement, streamlines the permitting process by utilizing existing environmental documentation. Staff recommends that Council: cancel the referral of this issue to Committee of the Whole; approve the use of the existing environmental documentation contained within the

Boeing EIS for future redevelopment of the site; and present the ordinance for first and second reading tonight.

Public comment was invited. There being none, it was **MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.** (See page 449 for ordinance, and page 451 for additional Council action.)

Annexation: Maplewood
Addition, Maple Valley Hwy

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the proposed annexation and zoning of 60.5 acres, located south of Maple Valley Hwy. (SR-169), east of 130th Ave. SE, and north and west of the Cedar River (Maplewood Addition).

Senior Planner Don Erickson reported that the Boundary Review Board (BRB) approved the original 60.5-acre area as part of an expanded annexation of 345 acres. The first public hearing on zoning for the 345 acres was held on 8/7/2006. He explained that the 11/9/2006 State Supreme Court decision (Interlake Sporting Association vs. Boundary Review Board) invalidates the BRB's authority to expand an annexation area's original boundaries; therefore, this second zoning public hearing is for the original 60.5-acre area.

Mr. Erickson stated that the area contains 161 single-family dwellings and an Aquifer Protection Area 1. Both Renton and Maplewood Addition Water Cooperative derive their potable water from sole source aquifers beneath the Cedar River. Reviewing the public services, he indicated that the area is served by Maplewood Addition Water Cooperative, Renton sewer, Cedar River Water and Sewer District, Fire District #25, and the Renton School District. In regards to the fiscal impact analysis, Mr. Erickson indicated that the estimated annual fiscal cost to the City is \$39,256.

Turning to the zoning of the area, Mr. Erickson reported that existing King County zoning is R-6 (six dwelling units per gross acre), and the City's Comprehensive Plan designates the area as Residential Low Density for which R-4 (four dwelling units per net acre) zoning is proposed. In conclusion, he relayed staff's recommendation to approve the ordinances.

Public comment was invited.

Iola Puckett, 15270 Pine Dr., Renton, 98058, stated that she had requested to be a party of record for this matter. However, she clarified that she actually wants to be a party of record for the annexation of the Wonderland Estates Mobile Home Park and the Aqua Barn area.

There being no further public comment, it was **MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL HOLD FIRST AND SECOND READINGS OF THE ORDINANCES ANNEXING THE 60.5-ACRE MAPLEWOOD ADDITION ANNEXATION SITE AND REZONING THE NON-STREET PORTIONS TO R-4 CONSISTENT WITH THE COMPREHENSIVE PLAN'S RESIDENTIAL LOW DENSITY DESIGNATION FOR THIS SITE. CARRIED. (See page 449 for ordinances.)

Planning: East Renton Plateau
PAA Future Zoning

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing

to consider rezoning for the entire East Renton Plateau Potential Annexation Area, which includes the 1,475-acre Preserve Our Plateau Annexation area. The area is located generally east of Union Ave. SE, west of 184th Ave. SE, south of SE 128th St., and north of SE 149th St. The election regarding the Preserve Our Plateau Annexation will be held on 2/6/2007.

Planning Manager Rebecca Lind stated that the East Renton Plateau Citizen Task Force was formed in September to advise the City on planning issues related to this 2,091-acre area. Since the first rezoning public hearing held on 11/6/2006, the task force held meetings and arrived at a majority and minority report. City staff arrived at a revised recommendation.

Ms. Lind explained that Renton's Comprehensive Plan designates most of the area as Residential Low Density (RLD), and a small portion as Residential Single Family, which allows R-8 (up to eight dwelling units per acre) zoning. The RLD designation allows R-4 (maximum of four dwelling units per acre), R-1 (maximum of one dwelling unit per acre), and Resource Conservation (maximum of one dwelling unit per ten acres) zoning. Ms. Lind reviewed the mapping criteria for each of the zones.

Continuing, Ms. Lind reviewed the areas of zoning where consensus was achieved by the task force majority and minority, and staff. She listed the areas of consensus for the regulations, including design review standards, bonus incentives for quality development, and revisions to the animal regulations. Ms. Lind then reviewed how the minority, majority, and staff recommendations differed, including zoning boundaries and bonus systems. She noted the complexity of the zoning text issues.

Ms. Lind stated that the task force considered environmental constraints, Comprehensive Plan mapping policy, and utility availability in formulating its recommendation. She indicated that the major difference between the majority and minority reports is the different interpretation of the definition of pervasive environmental constraints. Ms. Lind detailed the environmental constraints of the area, focusing on topography, hydrology, and utilities.

Regarding the next steps, Ms. Lind said the Planning Commission will discuss the issue at meetings on 12/13/2006 and 1/3/2007. She recommended that the matter be referred to the Planning and Development Committee, and a meeting of the Committee be scheduled on 1/4/2007.

Public comment was invited.

Richard Hutchinson, 14063 171st Ave. SE, Renton, 98059, stating that he lives west of 175th Ave. SE, expressed his support for the staff recommendation. He pointed out that the area west of 175th Ave. SE has the least vegetation, streams and wetlands, and has minimal slopes. Mr. Hutchinson opposed having to go to extra lengths to bonus up to R-4 zoning in order to build another house on his property.

Pat Giorgetti, 16904 SE 142nd St., Renton, 98059, said he resides in the same area as the previous speaker. He referred to an area-stream as a drainage ditch for storm runoff, and voiced his support for the staff recommendation.

Rob Graham, 17404 SE 140th St., Renton, 98059, stated that his property is correctly zoned R-4. He agreed with the task force's minority report in regards to allowing subdivision of property without requiring sewer and encouraging logical development at maximized density.

David Buckner, 1416 Jones Ave. NE., Renton, 98056, spoke on behalf of the owner of properties at 166th Ave. SE and SE 128th St. He expressed support for the R-4 zoning of the property. Mr. Buckner asked that affected parties be provided with information that includes the recent changes, and that additional hearings be held on the matter.

Chip Hanauer, 2702 NE 88th St., Seattle, 98115, spoke in support of R-4 zoning for previous speaker Rob Graham's property. Mr. Hanauer pleaded for fairness, consistency, and empathy in this decision making process, asking that affected citizens' prior planning for their property be respected.

Gwendolyn High, 13405 158th Ave. SE, Renton, 98059, introduced herself as the president of CARE (Citizens' Alliance for a Responsible Evendell), noting that the group is the proponent for the proposed annexation. She stated that the majority report and staff recommendation take into account the shared impacts resulting from developments, such as water drainage. Ms. High made suggestions regarding the use of bonuses, emphasizing that if allowed, the bonus criteria must be clearly defined. She concluded by pointing out the importance of minimizing unintended consequences.

Dermont Christensen stated that he is building a house at 14228 171st Ave. SE, Renton, 98059, and voiced his support for R-4 zoning of the property. Mr. Christensen relayed that affected residents are concerned about how the zoning changes will affect them. He indicated that if their concerns and fears are not allayed, residents will vote no on the annexation due to a lack of information regarding the issues.

Stephanie Lorenz, 4725 NE 4th St., Suite B, Renton, 98059, spoke on behalf of the task force minority. She explained why the minority changed the zoning recommendation from R-1 to R-4 on the mostly King County-owned northern peat bog area. Ms. Lorenz also pointed out an R-1 southern boundary line that may need to be changed. Additionally, she stated that the minority feels the area abutting 175th Ave. SE should remain R-4 with a base density of two. Ms. Lorenz indicated that the bonus criteria will ensure better quality development. Finally, Ms. Lorenz expressed her concern that the Master Builders Association and Futurewise (public interest group) may not be doing their best work for the area.

Robert Krauss, 2708 NE 24th St., Renton, 98056, indicated that he owns property in the area that should be zoned R-4 without any bonuses due to the surrounding zoning.

Garrett Huffman, South King County Manager of the Master Builders Association of King and Snohomish Counties, 335 116th Ave. SE, Bellevue, 98004, stated that an R-1 zone inside the Urban Growth Boundary is inappropriate. Mr. Huffman emphasized that the adopted critical areas ordinance addresses sensitive areas; therefore, the area should be zoned R-4.

Correspondence was read from Robert Graham, 17404 SE 140th St., Renton, 98059, stating that his property is correctly zoned at R-4, and a downzone will devalue his property. Mr. Graham indicated his preference to remain in King County if R-1 zoning is adopted.

Correspondence was read from Tom Carpenter, 15006 SE 139th Pl., Renton, 98059, encouraging Council to favor the recommended R-1 zoning proposals in the task force majority report until such time as adequate hydrology information

becomes available.

There being no further public comment, it was MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

MOVED BY LAW, SECONDED BY CORMAN, COUNCIL REFER THIS ITEM TO THE PLANNING AND DEVELOPMENT COMMITTEE. CARRIED.

Planning: Highlands Subarea
Plan Study Area Moratorium

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the continuation of the moratorium on new development in the R-10 zone within the Highlands Study Area. The moratorium, which was declared on 11/13/2006, terminates on 5/13/2007.

Planning Manager Rebecca Lind stated that the current R-10 zone does not effectively implement the Comprehensive Plan. Many existing lots can be subdivided at a standard that is below the single-family lot size standard included in the Highlands Zoning Task Force recommendation. She indicated that this lower density subdivision is not consistent with the Center Village Comprehensive Plan designation or proposed zoning. Additionally, Ms. Lind stated that the task-force-recommended design guidelines are not in place.

Pointing out that the Highlands land use and zoning package has been appealed, Ms. Lind explained that the moratorium achieves the following: allows time for the resolution of the SEPA (State Environmental Policy Act) appeal, eliminates the need for interim zoning changes to the R-10 zone, and supports the goal of achieving more efficient land use in the Highlands. She noted that the moratorium can be removed early if the new zoning is in place.

Public comment was invited.

Kirk Moore, 1901 Harrington Circle NE, Renton, 98056, stated that the original moratorium was due to expire prior to implementation of the new land use and zoning amendments that the task force and staff worked hard to develop. He emphasized that the moratorium only prevents the subdivision of R-10 zoned property and does not prevent property improvements. Mr. Moore said the proposed R-14 zoning restricts lot sizes to 5,000 square feet, while R-10 zoned lots can be subdivided to 3,000 square feet. He indicated that the task force reluctantly requested the moratorium. Mr. Moore pointed out the possibility of changing the R-10 zoning to allow 5,000 square foot minimum lots, which could be done in place of the moratorium.

There being no further public comment, it was MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

**ADMINISTRATIVE
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2006 and beyond. Items noted included:

- * The Renton Youth Symphony Orchestra performs its Holiday Concert at Carco Theatre on December 16.

- ✱ The 2007 Winter/Spring "What's Happening..." brochure of recreation programs is now available.

AUDIENCE COMMENT

Citizen Comment: Grass -
2007 Comprehensive Plan
Amendment, Marshall
Annexation Properties

Charles Grass, 3919 NE 19th St., Renton, 98056, requested a City-initiated zoning designation change of five properties located in the vicinity of 138th Ave. SE (Duvall Ave. NE) and SE 107th Pl. in the proposed Marshall Annexation area from R-4 to Commercial Neighborhood. He explained why the properties are included in the request, pointing out that he wants to redevelop his parcel from a residential structure to a professional office building. Mr. Grass pointed out that two of the properties are located across from the Shannon's Village retail and professional office complex. He stated that residential properties tend to fall into disrepair in this area as a result of people not wishing to live on the busy arterial of Duvall Ave. NE, which is in the process of being widened.

Planning Manager Rebecca Lind explained that the filing deadline for the 2007 Comprehensive Plan amendments is December 15, and Mr. Grass is requesting that the City initiate the request so he does not have to pay the filing fee.

Councilwoman Briere stated that due to some of the properties' proximity to Shannon's Village, it seems reasonable that a commercial designation be carried on both sides of the street. She expressed her support for a City-initiated request, saying that commercial zoning is a logical change.

MOVED BY BRIERE, SECONDED BY PERSSON, COUNCIL CALL THIS A CITY-INITIATED REZONE AND WAIVE THE FEE. CARRIED.

Citizen Comment: Hunt -
Renton From Coal to Jets
Revised Publication

Bob Hunt, 15625 156th Pl. SE, Renton, 98058, presented Council with a copy of the revised publication *Renton - From Coal to Jets*, which was originally published in 1976. He noted that the Renton Historical Society funded the reprint of the book. Mr. Hunt stated that the publication is available for sale at the Renton History Museum, has been distributed to libraries, and has been registered with the Library of Congress.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing. At the request of Council President Corman, item 6.f. was removed for separate consideration.

Council Meeting Minutes of
12/4/2006

Approval of Council meeting minutes of December 4, 2006. Council concur.

City Clerk: 2006 Special
Election Certification
(Proposition 1, Measure
Concerning Fireworks)

City Clerk submitted 11/7/2006 Special Election certification from King County Records and Elections for Proposition 1, Initiative Measure Concerning Fireworks. The result of the special election is as follows: 5,515 "yes" votes and 9,219 "no" votes. Initiative to repeal the fireworks ban and expand on sales and use FAILED. Information.

Plat: Cottages at Honey Creek,
NE Sunset Blvd, FP-06-041

Development Services Division recommended approval, with conditions, of the Cottages at Honey Creek Final Plat; 27 single-family lots on 4.1 acres located at 4821 NE Sunset Blvd. Council concur. (See page 449 for resolution.)

Plat: Savannah at the Park,
Union Ave NE, FP-06-127

Development Services Division recommended approval, with conditions, of the Savannah at the Park Final Plat; ten single-family lots on 1.73 acres located at 909 Union Ave. NE. Council concur. (See page 449 for resolution.)

EDNSP: 2007 Lodging Tax Collections Allocation, Lodging Tax Advisory Committee	Economic Development, Neighborhoods and Strategic Planning Department recommended allocation of the 2007 lodging tax revenues as recommended by the Lodging Tax Advisory Committee. Refer to <u>Finance Committee</u> .
Plat: Magnussen, Duvall Ave NE, PP-06-053	Hearing Examiner recommended approval, with conditions, of the Magnussen Preliminary Plat; 49 lots and two drainage tracts on 8.37 acres located between Duvall and Field Avenues NE, north of NE 2nd St. Council concur.
Public Works: Blaine Ave NE ROW Dedication	Maintenance Services Division recommended acceptance of a deed of dedication from Benjamin M. Coleman and Melissa A. Bradbury for additional right-of-way at Blaine Ave. NE, and authorization for the expenditure of \$9,100 to restore the property owners' driveway and parking strip. Council concur.
Release of Easement: The Landing, Boeing & Transwestern Harvest Lakeshore, RE-06-001	Technical Services Division recommended approval of the City-initiated request for release of easement on behalf of Boeing and Transwestern Harvest Lakeshore LLC for property located in the vicinity of Garden Ave. N. for The Landing project. Council concur.
CAG: 03-094, Oakesdale Ave SW Ph II Wetland Monitoring, Osborn Pacific Group	Transportation Systems Division recommended approval of Supplemental Agreement #1 to CAG-03-094, agreement with Osborn Pacific Group, Inc., to complete monitoring services for the Oakesdale Ave. SW Phase II wetland in the amount of \$63,110.21. Council concur.
Utility: Ripley Lane N TIP Project, HUD Grant Funds	Utility Systems Division recommended approval to use the remaining Housing and Urban Development grant funding in the amount of \$146,683 to fund the Transportation Improvement Program Fund 317 budget for the Ripley Lane N. project, which is related to the Port Quendall site development. Council concur.
Utility: Surface Water Design Manual, RW Beck	Utility Systems Division recommended approval of a contract in the amount of \$185,548 with R.W. Beck, Inc. to develop a new surface water design manual. Council concur.
<u>Added Item 6.m.</u> Legal: Correction Deed, Davis Ave S & S 43rd St Intersection	Legal Division recommended acceptance of a correction deed from United Way related to the conveyance of a portion of land at the intersection of Davis Ave. S. and S. 43rd St. Council concur.
<u>Added Item 6.n.</u> CAG: 06-082, Rainier Ave & Hardie Ave SW Improvements Design, KPG Inc	Transportation Systems Division recommended approval of Supplemental Agreement #1 to CAG-06-082, agreement with KPG, Inc., for additional design services in the amount of \$200,000 for the Rainier Ave. S. and Hardie Ave. SW Improvement project. Council concur.
	MOVED BY CORMAN, SECONDED BY PERSSON, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO REMOVE ITEM 6.f. FOR SEPARATE CONSIDERATION. CARRIED.
<u>Separate Consideration Item 6.f.</u> Planning: The Landing Parking Garage, Transwestern Harvest Lakeshore	Economic Development, Neighborhoods and Strategic Planning Department recommended approval of an agreement with Transwestern Harvest Lakeshore LLC to establish terms and conditions for the purchase of a public parking garage associated with The Landing project.
	MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL SUSPEND THE RULES AND ADVANCE TO THE COMMITTEE OF THE WHOLE REPORT ON THIS SUBJECT. CARRIED.
<u>Committee of the Whole</u>	Council President Corman presented a Committee of the Whole report

Planning: The Landing
Parking Garage, Transwestern
Harvest Lakeshore

recommending concurrence in the staff recommendation to approve the parking garage agreement with Transwestern Harvest Lakeshore LLC (THL) for The Landing, an urban village development located on property formerly a part of the Boeing Renton Plant.

The establishment of a public parking garage in the development will allow a higher intensity project, with more retail and restaurant square footage and a

more urban atmosphere. Additionally, it will help relieve a challenging parking situation at nearby Gene Coulon Memorial Beach Park.

The City is obligated under the 2003 development agreement (with Boeing) to invest up to two-thirds of anticipated tax revenues from redevelopment in public infrastructure that will support and enhance the development. Sufficient revenues remain under the two-thirds rule to complete the road and utility infrastructure construction that is already underway and finance the purchase of a parking garage. Key provisions of the agreement include:

- THL agrees to sell the garage (and the underlying land) to the City for the lesser of actual cost or \$12.5 million. The current cost estimate for the parking garage is \$15.3 million.
- The City will not actually purchase the garage until The Landing reaches 70 percent occupancy (including a Target store and a multi-screen cinema). At that time, the City pays THL \$10.8 million.
- If The Landing achieves 90 percent occupancy within the 36 months after the initial 70 percent occupancy threshold is achieved, the City pays THL an additional \$1.7 million.
- If, for some reason, the garage is not completed or if the 70 percent occupancy threshold is not achieved by 12/31/2010, the City has no further obligation to purchase the garage.
- The garage will be operated and maintained by THL at no cost to the City. The terms of a maintenance and operating agreement are in draft form and are attached to the purchase agreement. They will be finalized prior to execution of the purchase agreement.
- The City will have the opportunity to have an independent architect review the architectural and engineering plans for the garage prior to permit submittal as well as the completed garage prior to purchase to ensure the quality and integrity of the design and construction.

The proposed purchase agreement ensures that the City will invest those funds by purchasing a public parking garage when and if sufficient retail activity is taking place at The Landing in order to support the necessary debt service at a purchase price that is either at, but likely, well below the facility's actual cost.

The Committee further recommended that the Mayor and City Clerk be authorized to sign the parking garage agreement. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

UNFINISHED BUSINESS
Committee of the Whole

Budget: 2007 Annual City of
Renton

Council President Corman presented a Committee of the Whole report regarding the 2007 budget ordinances.

Property Tax Levy. A revised preliminary property tax worksheet recently provided by King County has a revised estimate for total general government property taxes of \$23,466,451, based on \$248,587,985 in new construction.

King County does not finalize the property tax estimate until near the end of December. The 2007 Budget estimate, assuming new construction of \$300 million and property taxes of \$23,646,892, is recommended.

Golf Course Greens Fees. The Committee recommended that certain golf course greens fees be increased.

Recreation Fees. The Committee recommended that certain recreation fees and rates be increased.

2007 Budget. The Committee recommended adoption of the 2007 Budget, including the following changes as proposed in the preliminary budget:

- General Fund - Increase the revenue estimate for property taxes by \$1.9 million.
- General Fund - Increase the revenue estimate for sales taxes by \$1.7 million.
- In 2007, as required by the State of Washington, increase the City's contributions to the mandatory retirement system by an average of 44.5 percent.
- Employee Health Insurance - Increase of the cost of employee health insurance, anticipated at 10 percent for 2007.
- Executive Budget - Increase by \$15,000 in order to conduct a citizen survey.
- City Clerk's Office - Add 0.5 FTE (full time employee) in the amount of \$36,000 for a records assistant.
- Economic Development, Neighborhoods and Strategic Planning Department - Increase of \$75,000 for census enumeration and increase of \$300,000 for downtown way-finding and gateway signage, and for a study to better link the downtown with other commercial centers.
- Fire Department - Add two FTEs (\$219,000) for emergency management and administrative support.
- Library - Restore one FTE (\$88,000), which was cut in the 2005 Budget.
- Community Services - Add one FTE (\$100,000) for a parks maintenance worker.
- Human Services - Add \$157,000 to human service programs.
- Aquatics - Add additional program hours to the Henry Moses Aquatic Center.
- Finance and Information Services Department - Add one FTE (\$80,000) for a new position that will coordinate the City's investment program and conduct internal audits of City accounts, and add one FTE to Information Services for help desk support.
- Human Resources and Risk Management Department - Add two FTEs (\$166,000).
- Planning/Building/Public Works Department - Add one FTE for a street maintenance worker, add one FTE for a construction inspector, and add one FTE for a code compliance officer.
- Police Department - Add two FTEs for jail transport and two FTEs for patrol officers, effective 1/1/2007.
- Increase overtime budget by \$150,000 for a neighborhood traffic enforcement pilot program and crime reduction emphasis in the Highlands neighborhood.
- General Governmental Funds - Use \$300,000 of the General Governmental fund balance for significant replacements of equipment in the Fire

Department.

- Debt Services Fund/Capital Improvement Fund - Transfer of \$1.5 million fund balance from the Debt Services Fund to the Capital Improvement Fund (Fund 316) for the purpose of investing in capital improvements and major maintenance of City facilities.
- Fund 316 - Increase by \$2 million the fund reserves.
- Funds 317 and 318 - A total of \$36,416,027 for transportation improvement projects, an increase of \$18,132,327 over the prior year.
- Municipal Court Judge - Increase by \$2,308 the Judge's salary and benefits budget in order to comply with Senate Bill 5454, the Municipal Judges Compensation Standard, established by the State of Washington.
- Utilities - Add one FTE in water and surface water systems each for a total increase of two FTEs.
- Solid Waste - Add 0.5 FTE to continue the Clean Sweep Renton program.

The Committee recommended a total, balanced 2007 Budget of \$210,861,478 and increases to ending fund balance of \$1,778,193 for a total budget with fund balances of \$212,639,671.

The Committee also agreed that the following items will be considered during the first quarter of 2007: property tax increases, Henry Moses Aquatic Center fees, consideration of hydrology matters, and a permanent restroom at the downtown Renton Transit Center.

The Committee further recommended that the ordinances regarding these matters be presented for first reading and second reading. **MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 450 for ordinances.)

Transportation: BNSF Rail Corridor

At the request of Council President Corman, Chief Administrative Officer Jay Covington reported on the Burlington Northern Santa Fe (BNSF) railroad track abandonment issue. He said the City has been working with BNSF and Washington State Department of Transportation (WSDOT) to try to determine what the impacts will be to Renton, such as on a near-term basis as a result of the loss of the Spirit of Washington Dinner Train, as well as on a long-term basis with the potential loss of the rail line as an alternative route of transportation. City concerns have been expressed regarding the coupling of the closure of the line over the Cedar River while BNSF replaces the railroad bridge to accommodate the larger Boeing fuselages and the timing of that relative to the City's work on Rainier Ave. S. and Hardie Ave. SW.

Mr. Covington stated that as of today, the City has not received any information from either WSDOT or BNSF regarding their ability to help Renton facilitate the construction of the Rainier or Hardie railroad bridges, or their ability to conduct the work within a timeframe that does not extend the closure of the rail line or potentially jeopardize Boeing's ability to deliver inventory to its plant.

Council President Corman relayed that in a note to Council, Mr. Covington summarized two possible courses of action: 1) Council direct staff to appeal the abandonment unless staff receives the requested information, or 2) Council direct staff to file the appeal and withdraw it at Council's 1/8/2007 meeting if BNSF and WSDOT come up with some participation.

City Attorney Larry Warren explained that the rail line in that segment has been closed under the exemption, and the exemption can be challenged at any time. Mr. Warren noted the lack of a set time limit on which the City may attack the

exemption; however, he cautioned against delaying too long.

Councilman Persson suggested filing the appeal, pointing out that it can be withdrawn.

Councilman Clawson expressed the following concerns: Renton's reputation of being uncooperative with other jurisdictions; the grounds for the appeal; the creation of friction with BNSF and other jurisdictions which Renton may pay for in the future; and the lack of information. Mr. Clawson pointed out the need for more information before making a decision to appeal; however, he expressed support for an appeal if cooperation is not obtained and there are sufficient grounds.

Councilman Persson stated the following: the bridges have to be rebuilt over Rainier Ave. S. and Hardie Ave. SW; Boeing has to transport the fuselages to their plant or many jobs will leave Renton; standing up to BNSF and relaying Renton's concerns is important; and the train station needs to be maintained.

Council President Corman discussed the planning and financing of the bridge improvements. He said if the City were to appeal, the appeal should be tied to the significant costs of rebuilding the bridges while shipments are being made across those very bridges. He suggested that an appeal be filed if the information is not obtained by a particular date.

Planning/Building/Public Works Administrator Gregg Zimmerman indicated that staff hoped to have some information by December 15. He commented on some of the WSDOT funding challenges, and assured that both jurisdictions are in negotiations with the City.

Mayor Keolker suggested that the Administration continue to work with the jurisdictions. Assuring that Council will be kept apprised of the status of the negotiations, she stated that if a solution is not attained, an appeal can then be filed. Mayor Keolker acknowledged the consensus of the Council.

Finance Committee

Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 254893 - 255233 and three wire transfers totaling \$3,631,742.44; and approval of Payroll Vouchers 66749 - 66894, one wire transfer, and 633 direct deposits totaling \$1,998,225.22. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

CAG: 06-165, Tiffany Park Activity Building, Danneko Construction

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to award the Tiffany Park Recreation Building project to the lowest bidder, Danneko Construction, in the amount of \$448,147.20. The difference between the contract amount and the project budget of \$355,000 is available from project savings in the Capital Improvement Fund and Fund 306. The Committee further recommended that the Mayor and City Clerk be authorized to sign the contract. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation (Aviation) Committee

Transportation: Duvall Ave NE Improvements, Berger/Abam Engineers

Transportation (Aviation) Committee Chair Palmer presented a report regarding Supplemental Agreement #6 to CAG-03-131, the Berger/Abam Engineers, Inc. design agreement for the Duvall Ave. NE Widening Project. The Committee recommended concurrence in the staff recommendation to transfer \$388,800 from the construction phase to the preliminary engineering (design) phase of this project, and to authorize the Mayor and City Clerk to execute the

supplemental agreement in the amount of \$482,000. MOVED BY PALMER, SECONDED BY BRIERE, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee

Appeal: Defoor Short Plat,
Terry Defoor, SHP-05-089

Planning and Development Committee Chair Briere presented a report regarding the appeal of the Defoor Short Plat (SHP-05-089). The Committee reported withdrawal of the Defoor Short Plat appeal, which was referred on 7/17/2006. The Committee, therefore, recommended the referral be closed. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Development Services:
Removal of Restrictive
Covenants on Dalpay
Properties, Union Ave NE

Planning and Development Committee Chair Briere presented a report concurring with the staff recommendation to remove restrictive covenants placed on the Dalpay properties (tax nos. 30423059273, 0423059273, and 142305235) in 1984, and recorded by King County as no. 8404300578.

The properties are located at the northwest quadrant of the intersection of NE 12th St. and Union Ave. NE. The property owner James Dalpay requested consideration of this action. Staff concurred due to conflicts between the recorded restrictions and current Comprehensive Plan policy. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utilities Committee

Utility: Oversizing
Reimbursement for Water
Main, Sixth Street Short Plat,
JDA Group

Utilities Committee Chair Clawson presented a report recommending concurrence in the staff recommendation to approve the request for reimbursement in the total amount of \$53,750 from JDA Group LLC, for costs related to the installation of a new eight-inch water line in NW 6th St. as requested by the City's Utility Division.

City Code allows developers to request the City to participate in the cost of the utility improvement when the City requires a route for the utility that is more expensive than other potential routes for the best interest of the City and the general locality. MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

RESOLUTIONS AND ORDINANCES

Resolution #3847

Plat: Cottages at Honey Creek,
NE Sunset Blvd, FP-06-041

A resolution was read approving the Cottages at Honey Creek Final Plat; approximately 4.1 acres located at 4821 NE Sunset Blvd. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3848

Plat: Savannah at the Park,
Union Ave NE, FP-06-127

A resolution was read approving the Savannah at the Park Final Plat; approximately 1.73 acres located in the vicinity of the 900 block of Union Ave. NE. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and advanced for second and final reading:

Development Services: Boeing
Subdistrict 1B Planned Action

An ordinance was read designating a Planned Action for Sub-District 1-B of the Boeing Renton Plant property, an approximately 51-acre parcel bounded by Logan Ave. N., Garden Ave. N., N. 8th St., and N. 6th St. MOVED BY BRIERE, SECONDED BY PALMER, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5242

Following second and final reading of the above-referenced ordinance, it was

Development Services: Boeing
Subdistrict 1B Planned Action

MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Annexation: Maplewood
Addition, Maple Valley Hwy

An ordinance was read annexing approximately 60.5 acres of property located primarily along the south side of SE Renton - Maple Valley Hwy. east of Maplewood Gardens and west of the Cedar River where it crosses under the SE Renton - Maple Valley Hwy. (Maplewood Addition). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5243

Annexation: Maplewood
Addition, Maple Valley Hwy

Following second and final reading of the afore-referenced ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Annexation: Maplewood
Addition, R-4 Zoning

An ordinance was read establishing the zoning classification for approximately 56.1 acres, located primarily along the south side of SE Renton - Maple Valley Hwy. east of Maplewood Gardens and west of the Cedar River where it crosses under the SE Renton - Maple Valley Hwy., annexed within the City of Renton from R-4 (Urban Residential - four dwelling units per acre, King County zoning) to R-4 (Residential - four dwelling units per net acre, Renton zoning); Maplewood Addition. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5244

Annexation: Maplewood
Addition, R-4 Zoning

Following second and final reading of the above-referenced ordinance, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Budget: 2007 Annual City of
Renton

An ordinance was read adopting the annual City of Renton 2007 Budget in the amount of \$212,639,671 and establishing the municipal court judge's pay in accordance with Senate Bill 5454. MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5245

Budget: 2007 Annual City of
Renton

Following second and final reading of the above-referenced ordinance, it was MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Budget: 2007 Property Tax
Levy

An ordinance was read establishing the property tax levy for the year 2007 for both general purposes and for voter approved bond issues. MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5246

Budget: 2007 Property Tax
Levy

Following second and final reading of the above-referenced ordinance, it was MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Budget: Facility and
Recreation Fees & Rates

An ordinance was read establishing the Community Services Department's 2007 rates and fees. MOVED BY BRIERE, SECONDED BY LAW, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5247

Budget: Facility and
Recreation Fees & Rates

Following second and final reading of the above-referenced ordinance, it was MOVED BY BRIERE, SECONDED BY LAW, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Budget: Golf Course Fees

An ordinance was read amending Section 5-1-5 of Chapter 1, Fee Schedule, of

Title V (Finance and Business Regulations) of City Code by increasing certain golf course fees. MOVED BY LAW, SECONDED BY BRIERE, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #5248

Budget: Golf Course Fees

Following second and final reading of the above-referenced ordinance, it was MOVED BY LAW, SECONDED BY BRIERE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

The following ordinances were presented for second and final reading and adoption:

Ordinance #5249

Planning: Multi-Family
Housing Property Tax
Exemption, Sunset Clause
Extension

An ordinance was read amending Section 4-1-220, Property Tax Exemption for Multi-Family Housing in Residential Targeted Areas, of Chapter 1, Administration and Enforcement, of Title IV (Development Regulations) of City Code by extending the sunset to 12/31/2009 for applications for the property tax exemption for multi-family housing in residential targeted areas. MOVED BY LAW, SECONDED BY BRIERE, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #5250

Fire: Renton Heart Month
Activities, Budget Amend

An ordinance was read amending the 2006 Budget by using \$12,500 from the Fund 010 fund balance for the purpose of purchasing equipment for 2007 Renton Heart Month activities. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #5251

Budget: 2006 Year-End
Amendments

An ordinance was read providing for the 2006 year-end budget amendments in the total amount of \$1,031,418. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Public Works: Street Crews,
Snowstorm Response

Noting the recent snowstorm, Councilman Persson complimented the City street crews for their efforts in clearing the snow. Mayor Keolker noted that crews worked around the clock to clear the streets.

Airport: Layout Plan Update

Councilwoman Palmer acknowledged the concerns of citizens regarding the new jet center at the Renton Municipal Airport. She assured that comments are listened to, and indicated that an open house regarding the matter is scheduled for January 16.

MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL REFER THE PREFERRED AIRPORT LAYOUT PLAN TO THE AIRPORT ADVISORY COMMITTEE. CARRIED.

Development Services: Boeing
Subdistrict 1B Planned Action

MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL REMOVE THE BOEING SUB-DISTRICT 1-B PLANNED ACTION ITEM FROM COMMITTEE OF THE WHOLE. CARRIED.

ADJOURNMENT

MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL ADJOURN. CARRIED. Time: 9:40 p.m.

Bonnie I. Walton, CMC, City Clerk